

**REGIONAL PLANNING COMMISSION
PUBLIC HEARING PROCEEDINGS
DRAFT EAST PASADENA-EAST SAN GABRIEL COMMUNITY
STANDARDS DISTRICT ORDINANCE**

April 24, 2002

Staff presented the draft East Pasadena-San Gabriel Community Standards District ordinance to the Commission for review and possible action. The ordinance replaces the Chapman Woods and the Northeast San Gabriel Community Standards District (CSD) with the East Pasadena-San Gabriel CSD, expands the CSD boundaries, and is intended to address the adverse impacts of mansionization and commercial uses and signs adjacent to residences.

After the staff presentation, the Commission heard testimony from residents, developers and other interested parties. There were approximately 14 testifiers in support of the CSD and 6 testifiers requested changes to the ordinance. Mr. Shatford stated that his neighborhood is a higher density neighborhood that has become predominantly mansionized and the CSD standards would deprive him of the ability to develop his land to the same extent as other nearby property owners. Ms. Bolenbaugh, President of the Chapman Woods Homeowners Association, testified that they were in support of the CSD with the proposed changes. Mr. Price, representing homeowners from the Northeast San Gabriel area, also testified in support. Mr. Miller testified on the negative impacts of mansionization, such as overcrowding in schools, requested that there should not be a phased approach to implementation of the CSD and said that the mansionization issue affected people of many different backgrounds, beliefs and ethnicities. Mr. Briskie submitted petitions from homeowners supporting the ordinance and requested that the ordinance be adopted as soon as possible due to impending developments. Mr. Cole also submitted petitions from his neighborhood in support of the CSD. John Schimmin requested a phased approach to implementation of the CSD because he has a tentative map for a condominium project that he is trying to record and he would have to revise his project because of the CSD. Mr. Wittlesy testified that he was generally in support but had some concerns. Mr. Lin testified that he would like to add to his house someday and the CSD would inhibit his ability to do so. Mr. Tsoi, another representative of the Shimmin company, testified requesting a phased approach to the ordinance. Mrs. Briskie testified in support. Mr. Sung, an architect, was generally in support but felt that the setback requirement and street frontage requirement may be too restrictive. Mr. Mackey supported the ordinance. Mr. Miller of Chapman Woods testified in support but was interested in additional commercial regulations which could be addressed at a later date. Mr. Chary was concerned about how the CSD would impact property owners interested in making additions to their homes. Ms. Hess, Ms. Fulps, Mr. Reinhard, Mr. Dykes and Ms. Smelanich all testified in support of the CSD.

Following the testimony, the Commission had a lengthy discussion on the following:

- There should be an underground parking restriction
- There should be a limit on street-facing garage doors
- Street lighting should conform to the existing neighborhood pattern
- The development standards in the R-3 zone may have the same effect as a downzone
- The impacts of the CSD development standards on affordable housing and the need for a continued evaluation of affordable housing issues and impacts from commercial uses
- Lost neighborhoods: In neighborhoods in which over 75 % of the homes have been lost to mansionization, it would be appropriate to allow the remaining unmansionized homes to exercise the same rights as previous owners
- Retention of previous CSD standards and the more restrictive standard would apply.
- Discussion of whether basements and cellars are allowed and how they are affected by the height requirement.
- It is reasonable that small lots should have small houses.
- It was clarified that the CSD provisions would apply to new additions.

The Commission made a motion to tentatively approve the draft ordinance with revisions based on their discussion and recommendations and schedule it as a Consent Item for Approval.

May 8, 2002

The Commission voted to approve the draft East Pasadena-San Gabriel Community Standards District.